

1 BILL NO. R-84-2-08

2 DECLARATORY RESOLUTION NO. R- 16-84

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 January 17, 1984, to have the following described property  
7 designated and declared an "Economic Revitalization Area" under  
8 Division 6, Article II, Chapter 2 of the Municipal Code of the  
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
10 12.1., to-wit:

11 Lot Numbered 19 in Centennial Industrial  
12 Park, Section IV, an Addition to the City  
13 of Fort Wayne, Indiana, according to the  
14 plat thereof, recorded in Plat Record 45,  
pages 79-81, in the Office of the Recorder of Allen County, Indiana;

15 said property more commonly known as Lot 19, Centennial Industrial  
16 Park, Fort Wayne, Indiana;

17 WHEREAS, it appears that said petition should be pro-  
18 cessed to final determination in accordance with the provisions  
19 of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
21 OF THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of Section  
23 4, below, the property hereinabove described is hereby designated  
24 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
25 12.1. Said designation shall begin upon the effective date of  
26 the Confirming Resolution referred to in Section 3 of this Resolu-  
27 tion and shall continue for one (1) year thereafter. Said desig-  
28 nation shall terminate at the end of that one-year period.

29 SECTION 2. That upon adoption of this Resolution:

30 (a) Said Resolution shall be filed with the Allen  
31 County Assessor;

32



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- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM  
AND LEGALITY

Bruce O. Boxberger, City Attorney

Mark E. Gioia  
Councilmember



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Paul, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-14-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-16-84

on the 14th day of February, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy

Ray A. Ebert

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of February, 1984, at the hour of 2:10 o'clock P. .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of February, 1984, at the hour of 1 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR





APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Midwest Equipment & Supply Co., Inc.
2. Owner(s) Ben Cates
3. Address of Owner(s) 901 Keck Avenue  
Evansville, Indiana 47711
4. Telephone Number of Owner(s) (812) 425-6216
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant 901 Keck Ave.  
Evansville, Indiana 47711
7. Telephone number of Applicant (812) 425-6216
8. Address of Property Seeking Designation Lot <sup>19</sup>~~25~~, Centennial  
Industrial Park, Fort Wayne, Allen County, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) Lot <sup>19</sup>~~25~~, Centennial Industrial Park  
See plot plan attached as Exhibit A
10. Townwhip \_\_\_\_\_
11. Taxing District Allen Co.



12. Current Zoning Industrial
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? Land
- \_\_\_\_\_
- \_\_\_\_\_
- b. What Structure(s) (if any) are on the property? None
- n/a
- \_\_\_\_\_
- \_\_\_\_\_
- b. What is the condition of this structure/these structures? \_\_\_\_\_
- \_\_\_\_\_
15. Current Assessed Value of Real Estate \_\_\_\_\_
- a. Land \$37,940.00
- b. Improvements \_\_\_\_\_
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- None
17. Description of Proposed Improvements to the Real Estate \_\_\_\_\_
- 12,500 square ft. office & warehouse
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- January 1984
- b. When is completion expected? April 1984
19. Cost of Project (not including land costs) \$260,000.00



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? six

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? warehouse, office and sales employees

c. Anticipated time frame for reaching employment level stated above?

1 year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

Location of property and cost of project



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? will create jobs  
and spur new business development

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Applied for loan at Lincoln National, Ft. Wayne, Indiana

Midwest Equipment Co. plans investment 30% of cost,

Lincoln National to finance 70% of cost.



I hereby certify that the information and representation on this Application are true and complete.

Ben Cates

Signature(s) of Owners

1-12-84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



No. 116 JANUARY 17 1984

Received from Midwest Equipment & Supply Co.  
Fifty and <sup>00</sup>/<sub>100</sub> Dollars  
100

TAX ABATEMENT APPLICATION FEE

\$ 50<sup>00</sup>

James D. [Signature]

No. 37449

MIDWEST EQUIPMENT & SUPPLY CO., INC.  
901 KECK AVENUE EVANSVILLE, INDIANA 47711

DOCUMENT NUMBER	* TYPE	DOCUMENT DATE	PURCHASE ORDER NUMBER	GROSS AMOUNT	DISCOUNT AMOUNT	OTHER CHARGES	NET AMOUNT	COMMENT
01-12-84	I	1-12-84	Filing Fee	50.00	0.00	0.00	50.00	PAID

\* TYPE (I) INVOICE (C) CREDIT MEMO (D) DEBIT MEMO (X) CONTRACT PAYABLE

PLEASE DETACH  
BEFORE DEPOSITING

MIDWEST EQUIPMENT & SUPPLY CO., INC.

901 KECK AVENUE  
EVANSVILLE, INDIANA 47711

No. 37449

OLD NATIONAL BANK  
EVANSVILLE, INDIANA

IDENTIFICATION NUMBER	DATE	CHECK NUMBER	NET AMOUNT
D2400	1-12-84	37449	*****50.00

PAY  
TO THE  
ORDER  
OF

Department of Economic Development  
8th Floor, City-County Building  
Fort Wayne, Indiana 46802

MIDWEST EQUIPMENT & SUPPLY CO., INC.

[Signature]  
AUTHORIZED SIGNATURE

⑈037449⑈ ⑆086300012⑆ ⑈405⑈01036 2⑈



MAIL TAX BILLS TO:

901 Keck Avenue  
Evansville IN. 47711

## CORPORATE DEED

THIS INDENTURE WITNESSETH, That

CENTENNIAL DEVELOPMENT CORPORATION

not-for-profit

("Grantor"), a corporation organized and

existing under the laws of the State of Indiana, CONVEYS

AND WARRANTS — ~~RELEASES AND CONVEYS TO~~ to MIDWEST EQUIPMENT & SUPPLY

CO., INC., an Indiana corporation, ~~of~~ Allen County, in the State of

, in consideration of Ten Dollars (\$10.00) and other

good and valuable consideration,

the receipt of which is hereby acknowledged, the

following described real estate in Allen County, in the State of Indiana, to-wit:

Lot Numbered 19 in Centennial Industrial Park, Section IV, an Addition to the City of Fort Wayne, Indiana, according to the plat thereof, recorded in Plat Record 45, pages 79-81, in the Office of the Recorder of Allen County, Indiana.

Subject to the second installment of real estate taxes for the year 1983, due and payable in November, 1984, and all subsequent real estate taxes, all zoning laws and ordinances, building, use and occupancy restrictions, building lines, easements, and rights-of-way of record.

Grantor represents that no Indiana gross income tax is due or payable with respect to this transfer of real estate.

The undersigned person(s) executing this deed represent(s) and ~~certify~~ certifies) on behalf of the Grantor, that ~~(each of)~~ the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30th

day of January, 19 84

CENTENNIAL DEVELOPMENT CORPORATION

(Name of Corporation)

By \_\_\_\_\_

By

Paul W. Seitz

Paul W. Seitz, President

(Printed Name and Office)

(Printed Name and Office)

STATE OF INDIANA

COUNTY OF ALLEN

} SS:

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

Paul W. Seitz

and

the President

and respectively of CENTENNIAL DEVELOPMENT CORPORATION

who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of January, 19 84

My Commission Expires: Oct. 2, 1987

Signature

Anita L. Baker

Resident of Allen County

Printed

Anita L. Baker

Notary Public

This instrument prepared by Lawrence E. Shine - SHOAF, PARKER & KEEGAN, Attorney at Law.

Mail to: 2400 Fort Wayne Bank Building, P.O. Box 12709, Fort Wayne, Indiana 46864





# The City of Fort Wayne

February 2, 1984

Mark GiaQuinta, Chairman of Finance  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For Midwest Equipment & Supply  
Company, Inc.

Dear Mr. GiaQuinta:

On January 14, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located in Lot 19, Centennial Park as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on January 20, 1984. A formal review of the site and an interview with Mr. Ben Cates was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lot 19 of Centennial Industrial Park

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Mark GiaQuinta  
February 2, 1984  
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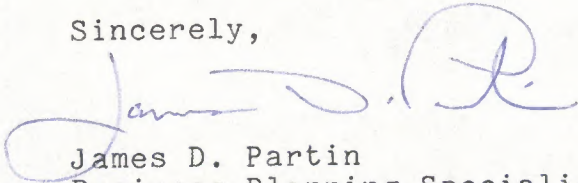
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of development
2. Cessation of Growth
3. Effective utilization of vacant under utilized land
4. Improvement of physical appearance of the city
5. Increase in employment by 6 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin  
Business Planning Specialist  
Department of Economic Development

hjk



DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-84-02-08

DEPARTMENT REQUESTING ORDINANCE Economic Development Department

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(Commonly known as Lot 19, Centennial Industrial Park, Fort Wayne, Indiana; Midwest Equipment and Supply)

EFFECT OF PASSAGE Presently vacant land will be utilized and new jobs will be created and help spur new business development.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$260,000.00 (not including land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_